Kings Avenue, Ely, Cambridgeshire CB7 4QW

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Pocock + Shaw

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A modern ground floor two bedroom apartment with reserved parking, situated in a block of four right on the edge of the development and approximately one mile from the City centre. No Upward Chain.

- Communal Entrance Lobby with Entry Security System
- Apartment Entrance Hall
- Double Aspect Living Room
- Kitchen / Diner
- Two Bedrooms
- Bathroom
- Electric Heating
- Two Reserved Parking Spaces
- No Upward Chain

Guide Price: £165,000

ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

COMMUAL ENTRANCE HALL with entry security system, door to flat.

ENTRANCE HALL with electric storage heater, entry phone, airing cupboard housing water cylinder and shelf.

LIVING ROOM Double aspect room with triple glazed windows to side and front aspects. Lightwood effect fire surround with mantle shelf and hearth, electric storage heater, archway to:-

KITCHEN/DINER 15'1" x 6'3" (4.60 m x 1.90 m) with double glazed window, fitted with a matching range of wall and base units with drawers and work surfaces over, tiled splashbacks, inset single drainer stainless steel sink unit with monobloc tap, four ring electric hob with extractor hood and built in electric oven below, plumbing for washing machine and space for fridge freezer.

BEDROOM ONE 14'9" x 9'2" (4.50 m x 2.80 m) with double glazed window, wall mounted electric heater.

BEDROOM TWO 10'10" x 6'7" (3.30 m x 2.00 m) with double glazed window, wall mounted electric heater.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower over, pedestal wash basin, low level WC and wall mounted heater.

EXTERIOR Outside bin store. Reserved resident's parking space for the flat, as well as additional visitor spaces including one immediately adjacent.

MATERIAL INFORMATION

Tenure	The property is leasehold
Length of Lease	Approx 135 years remaining
Annual Ground Rent	Approx £202.00
Review Period	01/2027
Annual Service Charge	Approx £3,200.00
Review Period	01/2027
Council Tax Band	Band A

EPC C (78/79)

Viewing By Arrangement with Pocock & Shaw
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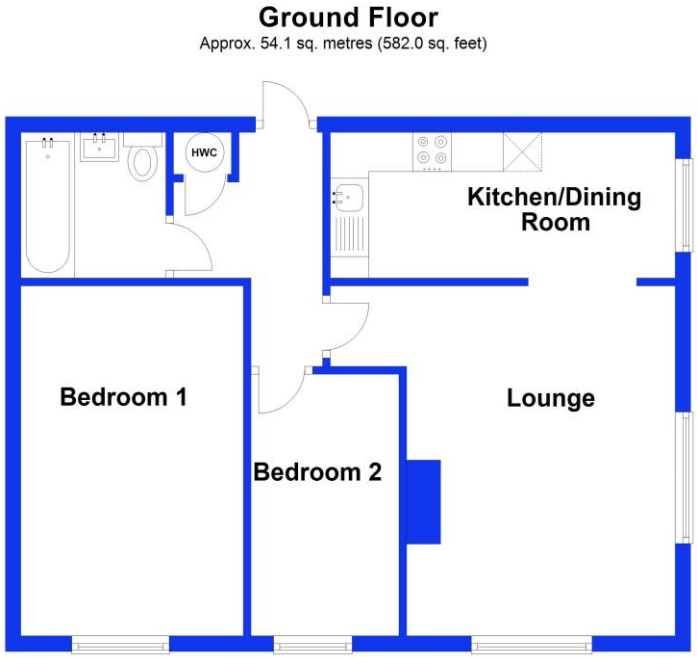
Ref MJW/2586-2



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

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